

**PUBLIC NOTICE**

**CITY OF PROVIDENCE**

**ZONING BOARD OF REVIEW**

**444 WESTMINSTER STREET (2ND FLOOR)**

**PROVIDENCE, RHODE ISLAND 02903-3206**

**Notice is hereby given that the Zoning Board of Review will be in session in the First Floor Conference Room at the Mayor Joseph A. Doorley Municipal Building located at 444 Westminster Street, Providence, Rhode Island on, Thursday, January 30, 2014 at 5:30 P.M. when all persons interested will be heard for or against the granting of the following applications pursuant to Section 902 of the Zoning Ordinance:**

**"Business Meeting"**

**66 Huber Street (Lots 836, 837 and 854 on Assessor's Plat 80) Vote to remand to City Plan Commission pursuant to Superior Court Decision and order in Anthony Carello et al v. Zoning Board of Review, C.A. No. PC 2012-5979**

**KEITH H. AND OLGA BERNSTEIN: 161 Waterman Street, also known as Lot 178 on the Tax Assessor's Plat 13, located in a Residential Professional R-P Zone, filed an application seeking a dimensional variance for relief from Sections 202.4, 304 and 304.1 (Footnote 1) and 304.1 (Footnote 2) in the proposed change in the use of the existing**

building from two (2) doctor's offices and two (2) dwelling units, to four (4) dwelling units only. Multi-family uses are permitted within the R-P district; the applicant proposes to construct a 762.5 square foot three-story addition to the rear of the building to provide for additional living space for each dwelling unit. Relief is sought from regulations governing the addition and enlargement of a building nonconforming by dimension, minimum lot area per dwelling unit, maximum height, and minimum side yards relating to the height restriction pursuant to Section 420.1, variances for maximum height. The lot in question contains approximately 7,897 square feet of land area.

**AMERICA STREET, LLC:** 19 America Street, also known as Lot 229 on the Tax Assessor's Plat 28, located in a Residential R-3 Three-Family Zone; filed an application pursuant to Section 200, seeking a use variance for relief from Sections 303-Use Code 14 and 304, and a special use permit for relief from Sections 703.2 and 704.2(C) pursuant to Sections 707 and 707.1 to change the use of the existing building from a three-family to a four-family dwelling. Relief is sought from regulations governing permitted uses, minimum lot area, minimum lot area per dwelling unit, rear yard paving and the parking requirement; whereby five parking spaces are required; four parking spaces would be provided. The lot in question contains approximately 4,000 square feet of land area.

**ANA CONTRERAS AND FELIPE FIGUEROA, OWNERS AND VISION**

**AND FRATERNITY MINISTRIES, APPLICANT: 150 Manton Avenue (corner Aleppo St.), also known as Lot 577 on the Tax Assessor's Plat 63, located in an Industrial M-1 Zone and within the Industrial Commercial Business District, filed an application seeking a special use permit pursuant to Section 303-Use Code 23, to change the use of the existing building from storage, to religious services. A special use permit is also being sought for relief from Section 703.2 (the parking requirement) pursuant to Sections 707 and 707.1; whereby, 23 parking spaces are required; the proposal seeks to provide no on-site parking. The lot in question contains approximately 9,027 square feet of land area.**

**DEBORAH GOLDHAFT: 451 River Avenue, also known as Lot 285 on the Tax Assessor's Plat 117, located in a Residential R-2 Two-Family Zone, filed an amended application seeking a special use permit pursuant to Section 419.2, home occupation, through the construction of 690 square feet of floor area attached to the existing single-family dwelling, to extend an existing garage, addition of an art studio between the existing dwelling and garage, addition of an exterior stair to the main house. Relief from Sections 304 and 403(E) is sought from regulations governing the side and rear yard setbacks, and attached garages. The lot in question contains approximately 5,316 square feet of land area.**

**LHB ASSOCIATES, LLC/LORRAINE H. BOUDREAU, OWNER AND MAYRA HEREDIA, APPLICANT: 1067 Elmwood Avenue (corner**

**Depew St.), also known as Lot 118 on the Tax Assessor's Plat 88, located in a Residential R-2 Two-Family Zone; filed an application requesting a use variance pursuant to Section 200, seeking relief from Section 303-Use Code 59. The current legal use of the property is a tire service station. The applicant seeks to intensify the use of the property to include automotive glass and flat glass service and sales. The lot in question contains approximately 10,800 square feet of land area.**

**NANCY KIM, OWNER AND THOMAS GRIFFIN/THE TRANSITION HOUSE, INC., APPLICANT: 42, 46 & 50 River Avenue and 59 Prescott Street, also known as Lots 892, 894, 895 & 899 on the Tax Assessor's Plat 65, located in an Industrial M-1 Zone, filed an application seeking a use variance for relief from Section 303-Use Code 15.9, halfway house, which is a prohibited use in all zoning districts; the current legal use of Lots 892 & 899 is textile storage, and Lots 894 & 895 are vacant. The applicant proposes to use the subject property as a residential release center that would provide housing, substance abuse and mental health treatment for clients transitioning from prison into the community. The lots in question together total approximately 19,985 square feet of land area.**

**THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.**

**THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.**

**ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.**

**LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.**

**PETER D. CARNEVALE, SECRETARY**

**(401) 680-5376**

**E-mail at [pcarnevale@providenceri.com](mailto:pcarnevale@providenceri.com)**

**FREE PARKING IS AVAILABLE AT THE BUILDING ACCESSIBLE FROM GREENE STREET.**

**YEAR 2014**

**SCHEDULE OF MONTHLY MEETINGS**

**LOCATION OF MEETINGS (UNLESS OTHERWISE ANNOUNCED)**

**THE MAYOR JOSEPH A. DOORLEY MUNICIPAL BUILDING**

**FIRST FLOOR CONFERENCE ROOM**

**444 WESTMINSTER STREET, PROVIDENCE, RHODE ISLAND**

**(Free parking available at building accessible from Greene Street)**

**Thursday, January 30, 2014 at 5:30 P.M.**

**February (No meetings)**

**Monday, March 3, 2014 at 5:30 P.M.**

**Monday, April 7, 2014 at 5:30 P.M.**

**Monday, May 5, 2014 at 5:30 P.M.**

**Monday, June 2, 2014 at 5:30 P.M.**

**Monday, July 7, 2014 at 5:30 P.M.**

**Monday, August 11, 2014 at 5:30 P.M.**

**Tuesday, September 2, 2014 at 5:30 P.M.**

**Monday, October 6, 2014 at 5:30 P.M.**

**Wednesday, November 12, 2014 at 5:30 P.M.**

**Monday, December 1, 2014 at 5:30 P.M.**

**Any change in dates will be noticed in writing and/or by e-mail to the Office of the Providence City Clerk and the Office of the Rhode Island Secretary of State.**

**Meetings may be continued from day to day and time to time at the discretion of the Zoning Board of Review.**

**Peter D. Carnevale**

**Secretary**

**(401) 680-5376 or e-mail at [pcarnevale@providenceri.com](mailto:pcarnevale@providenceri.com)**

**Office location:**

**Providence Zoning Board of Review**

**The Mayor Joseph A. Doorley Municipal Building**

**444 Westminster Street, Second Floor**

**Providence, Rhode Island 02903-3206**

**Free parking available at building accessible from Greene Stre**